



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE  
LOS ANGELES, CALIFORNIA 90063-3294  
(323) 881-2401

P. MICHAEL FREEMAN  
FIRE CHIEF  
FORESTER & FIRE WARDEN

August 29, 2006

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### **BARTON HELIPORT RENOVATION PROJECT – PHASES I AND II AWARD ARCHITECTURAL AGREEMENT (THIRD DISTRICT) (3-VOTES)**

#### **JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICE THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:**

1. Approve the total project budget for the Barton Heliport Renovation Project – Phases I and II (CP No. 70956) in the amount of \$8,480,689, to be funded by the Consolidated Fire Protection District Accumulated Capital Outlay Fund.
2. Authorize the Fire Chief, or his designee, to execute an architectural agreement with RRM Design Group, a Board-approved contractor, to provide architectural design, engineering, and consulting services for Phases I and II of the Barton Heliport Renovation Project (CP No. 70956) for a not-to-exceed fee of \$544,550.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

Approval of the above-recommended actions will enable the Consolidated Fire Protection District (the Fire District) to award an architectural agreement for the construction of a perimeter security fence, and expansion of the runway and hangar building at Barton Heliport, located at 12605 Osborne Street, Pacoima.

#### **SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:**

AGOURA HILLS  
ARTESIA  
AZUSA  
BALDWIN PARK  
BELL  
BELL GARDENS  
BELLFLOWER  
BRADBURY

CALABASAS  
CARSON  
CERRITOS  
CLAREMONT  
COMMERCE  
COVINA  
CUDAHY

DIAMOND BAR  
DUARTE  
EL MONTE  
GARDENA  
GLENDDORA  
HAWAIIAN GARDENS  
HAWTHORNE

HIDDEN HILLS  
HUNTINGTON PARK  
INDUSTRY  
INGLEWOOD  
IRWINDALE  
LA CANADA FLINTRIDGE  
LA HABRA

LA MIRADA  
LA PUENTE  
LAKEWOOD  
LANCASTER  
LAWDALE  
LOMITA  
LYNWOOD

MALIBU  
MAYWOOD  
NORWALK  
PALMDALE  
PALOS VERDES ESTATES  
PARAMOUNT  
PICO RIVERA

POMONA  
RANCHO PALOS VERDES  
ROLLING HILLS  
ROLLING HILLS ESTATES  
ROSEMEAD  
SAN DIMAS  
SANTA CLARITA

SIGNAL HILL  
SOUTH EL MONTE  
SOUTH GATE  
TEMPLE CITY  
WALNUT  
WEST HOLLYWOOD  
WESTLAKE VILLAGE  
WHITTIER

## **Background**

The Barton Heliport is the principal facility for the Fire District's Air Operations Section, which provides 24-hour fire suppression and life-safety services throughout the County's urban and wildland areas. A fleet of eight helicopters currently deploys from the Barton facility. These emergency services aircraft require a rigorous maintenance schedule, but only two helicopters at a time can be serviced in the existing hangar. Maintenance staff must service the remaining six helicopters outdoors, which exposes both personnel and the aircrafts' mechanical and electrical systems to the area's extreme climate. Lack of a perimeter security fence at the heliport also poses risks to property and personnel.

Additionally, the Air Operations Section has expanded in recent years and outgrown the administrative offices of the hangar building. Due to limited space accommodations, pilots and paramedic crew must share desks in the hangar's offices, and training classes and seminars are overcrowded in a small conference room. The maintenance offices and the dormitories for the 24-hour staff are in temporary trailers next to the hangar building.

## **Proposed Project**

The Fire District recommends renovating the Barton Heliport in three phases in order to protect and maintain its expanded fleet and provide adequate space accommodations for its Air Operations personnel. Phase I will install 53,000 square feet of additional concrete surfacing at the northeastern end of the heliport landing area (next to Whiteman Airport). This expansion has been cleared and approved by the FAA. Phase I will also include installation of a security fence around the entire heliport.

Phase II will add 30,251 square feet of expansion area to the existing 7,379 square foot hangar building. The expansion area of the building will include new offices, a classroom, parts/maintenance rooms, a break room, and a second helicopter maintenance area which will allow Air Operations to service five aircraft simultaneously. The helicopter maintenance area of the existing hangar building will be renovated, and the existing administrative wing of the building will be demolished and rebuilt new. The Fire District will temporarily deploy helicopters from the expanded runway completed in Phase I.

Phase III will consist of construction of a new 12-person dormitory/storage building measuring 14,091 square feet that will be located adjacent to the expanded hangar building.

The Fire District is requesting that your Board authorize the Fire Chief to enter into an architectural agreement with RRM Design Group for design of the Barton Heliport

Renovation Project Phases I and II. The Fire District will return to your Board to request authorization to enter into a second architectural agreement with RRM Design Group for completing Phase III of the project.

### **Implementation of Strategic Plan Goals**

Securing Barton Heliport and expanding its facilities complies with the County's Strategic Plan Goals of Service Excellence and Public Safety as it will enhance the Fire District's emergency preparedness and response services to the County's constituents.

### **FISCAL IMPACT/FINANCING:**

The recommended architectural agreement with RRM Design Group is for a not-to-exceed fee of \$544,550 and includes all architectural, environmental, engineering, and consulting services associated with Phases I and II of the Barton Heliport Renovation Project (CP No.70956). Sufficient appropriation is available in the Fire District's FY 2006-07 Capital Projects Adopted Budget to enter into agreement with RRM Design Group. The total estimated project cost for completing Phases I and II is \$8,480,689, and will be funded entirely by the Fire District Accumulated Capital Outlay Fund. The Program Schedule and Budget Summary are included as Enclosure A.

The current estimated cost for completing Phase III of the Barton Heliport Renovation Project is \$4,200,000, which includes all architectural, consulting, equipment, construction, and County fees. The Fire District will return to your Board to request authorization to enter into an architectural agreement for completing this phase of the project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

The proposed contract with RRM Design Group is for design development of Phases I and II of the Barton Heliport Renovation Project, from the schematic planning phase to completion of the construction documentation phase. The firm will also provide bid and construction administration services during the bid and construction phase. The not-to-exceed fee for all services and deliverables is \$544,550.

RRM Design Group is an as-needed vendor under a three-year standing contract with the Fire District, as was approved by your Board on February 15, 2005. A standard contract, in the form previously approved by County Counsel, was used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees were included in the contract with RRM. As required by your Board, the contract states that the contractor shall notify its employees and shall require each subcontractor to notify its employees, about Board Policy 5.135,

the Safely Surrendered Baby Law, and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

RRM Design Group is in compliance with the Community Based Enterprise Program (CBE), the Child Support Compliance Program (L.A. Code Chapter 2.200), and the Contractor Employee Jury Service Program (L.A. Code Chapter 2.203) and is willing to consider the Greater Avenues for Independence Program/General Relief Opportunity for Work participants for future employment. The firm's one-year record of responsible contracting with the Fire District is on file with the District.

#### **CONTRACTING PROCESS:**

On August 3, 2004, your Board approved three-year contracts for various qualified vendors to provide professional and/or technical property services for the Fire District.

The Fire District reviewed the portfolios and past performance histories of all six as-needed architectural vendors. RRM Design Group was deemed the most qualified of the six to perform the required services for the Barton Heliport Renovation Project because it proposed to collaborate with a design/engineering consulting group that specializes in heliports. Additionally, RRM Design Group's experience includes over 100 firefighter facility projects, and it has an in-house studio dedicated entirely to public safety facilities. The negotiated fee for the firm's services has been reviewed by the Fire District and is considered reasonable and cost effective for the scope of work.

This contract opportunity was not listed on the County Office of Small Business Website because the architect was selected from the Board-approved as-needed vendor list.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS):**

There will be no negative impact on current County services or projects during or after construction. Helicopters will temporarily deploy from the proposed newly surfaced portion of the landing area to allow for safety and uninterrupted services during construction of the hangar expansion.

#### **ENVIRONMENTAL DOCUMENTATION:**

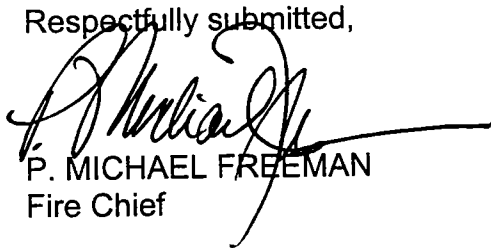
Award of the architectural agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines and the Environmental Procedures and Guidelines adopted by your Board on November 17, 1987, because it can be seen with certainty that the award of this contract will not have a significant effect on the environment.

The Fire District will prepare the required environmental documentation for the proposed construction of Barton Heliport Renovation Project and return to your Board to request approval upon completion of the proposed project design phase.

**CONCLUSION:**

Upon approval by your Honorable Board, please return one adopted copy of this letter to the CAO (Capital Projects Division) and two adopted copies to the Fire District (Executive Office and Construction and Maintenance Division).

Respectfully submitted,



P. MICHAEL FREEMAN  
Fire Chief



DAVID E. JANSSEN  
Chief Administrative Officer

PMF:er

Enclosure

c: Executive Officer  
County Counsel  
Auditor-Controller

August 29, 2006

**ENCLOSURE A**

**BARTON HELIPORT RENOVATION PROJECT – PHASES I AND II  
AWARD ARCHITECTURAL AGREEMENT**

**I. PROGRAM SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>
Project Needs Assessment*	11/02/03
Project Feasibility*	7/28/04
Project Program*	10/26/05
Design	
- Construction Document Submittal	1/15/07
- Jurisdictional Approval	3/15/07
Contract Bid and Award	5/15/07
Start of Construction	07/02/07
Construction	
- Substantial Completion	8/18/08
- Project Acceptance	10/21/08

**\*Indicates completed activity.**